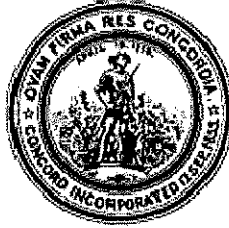


Town of Concord Building Department

141 Keyes Road

Concord, MA 01742

978-318-3280



Gross Floor Area Calculations for Nonconforming Structures

Reference zoning bylaw section 7.1.5 structures

Existing House measurement include all Areas with 6'8" Headroom or Greater

These can include the areas stated below only

All measurements are from outside corners of exterior walls

Basement floors shall be poured concrete and ceiling height measurements are to bottom ceiling joist.

Ceiling height measurements to suspended ceilings are not allowed

Proposed work must meet all of Town of Concord's Zoning Bylaw dimensional Regulations

Site measurements and calculations by: <u>4/25/17</u> Date: <u>RM</u>	
Building Inspector reviewed and approved: _____ Date: _____	
Street Address: <u>31 FERN STREET</u>	
Zoning District: RES <u>A</u>	Non-conforming- Circle all applicable: <u>frontage</u> area setbacks
Existing GFA	Proposed GFA- Plans dated:
1. 1st Floor Area <u>1337</u>	1st Floor Area <u>576</u>
3. 2nd Floor Area <u>548 502</u>	2nd Floor Area <u>576 + 96 (PERMIT)</u>
4. Attic Area	Attic Area <u>ISSUE</u>
5. Enclosed Porch	Enclosed Porch
6. Attached Garage	Attached Garage
7. Detached Garage	Detached Garage
10. Other	Other
Total Existing House GFA <u>1935</u> 185 <u>1839</u>	<u>1152 + 96 = 1248</u>
Total Existing House Area 6'8" or Greater x 150% = Max Allowed by Right	

Board of Appeals Special Permit Required YES _____ NO _____	Zoning section 11.6 Special Permit
Other TOTAL EXISTING GFA <u>1839</u>	TOTAL PROPOSED GFA
<u>1935 X 150% = 2758 MAX ALLOWED</u>	

$$1839 + 1248 = 3087$$

$$1839 \times 168\% = 3089$$

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Maximum FAR Calculations

Reference zoning bylaw section 6.2.13

Existing House Measurement, all Areas with 6'8" Headroom or Greater. Excluding basements, open porches, decks, and accessory structures with no permanent foundation or less than 100 square feet.

Submit scaled drawings for each floor area

Proposed work must meet all of Town of Concord's Zoning Bylaw dimensional Regulations

Site measurements and calculations by *RM* Date *4/25/17*

Building Inspector reviewed and approved: *RM*

Street Address: *31 FERN STREET*

Zoning District: Lot size – certified plot plan *RES A* Lot size GIS *24,810 S.F.*

Existing	Proposed
1. 1 st Floor Area <i>1337</i>	1 st Floor Area <i>576</i>
2. 2 nd Floor Area <i>502</i>	2 nd Floor Area <i>576 + 96</i>
3. Attic Area	Attic Area
4. Enclosed Porch	Enclosed Porch
5. Attached Garage	Attached Garage
6. Detached Garage	Detached Garage
7. Total <i>1839</i>	Total <i>1248</i>

TOTAL EXISTING GFA:

TOTAL EXISTING GFA: *1839* + TOTAL PROPOSED GFA: *1248* = GFA *3,087*

TOTAL GROSS FLOOR ALLOWED: 1200 / Actual Lot Size = (??) + .24 x Lot Size = this number will be your TOTAL GFA allowed for the property
Max FAR Allowed

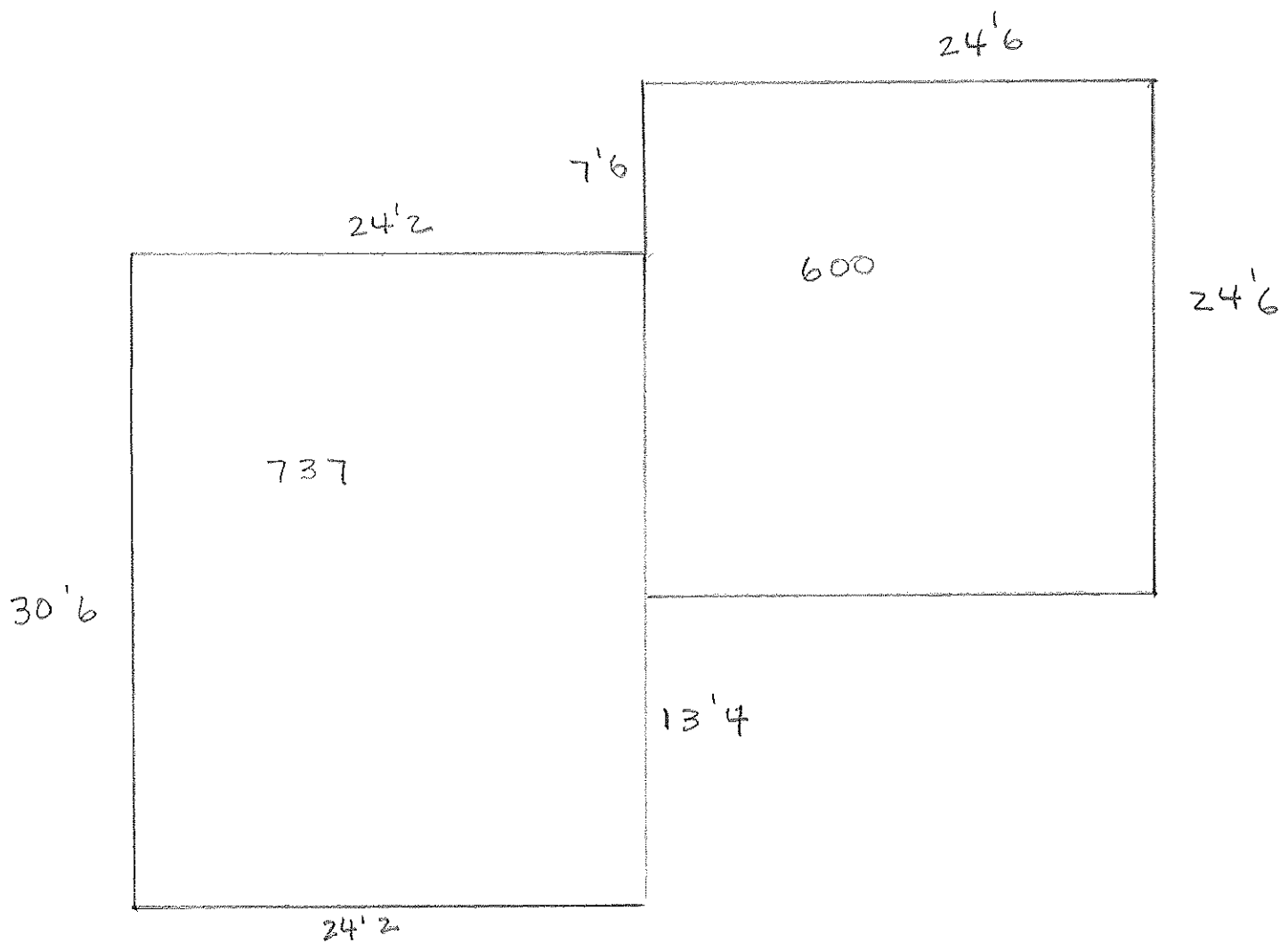
$$1200 / 24,810 = .048 + .24 = .288 \times 24,810 = 7,145$$

Board of Appeals Special Permit Required YES ☐ NO ☐ Zoning Section 6.2.13

31 FERN ST.

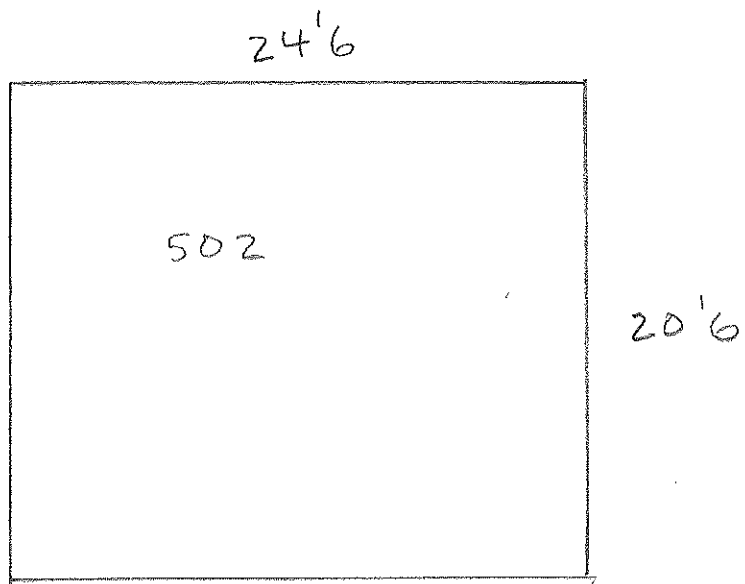
EXISTING 1ST FLOOR

$$737 + 600 = 1337$$



31 FERN ST
ADAM 978-869-1309

EXISTING 2ND FLOOR



2ND FLOOR